

TALFOURD ROAD, PECKHAM, SE15
SHARE OF FREEHOLD
GUIDE PRICE £650,000 - £675,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 968 years remaining

Sinking Fund Contribution : £600 per annum

Ground Rent : n/a

FEATURES

Private Garden

Two Double Bedrooms

Private Entrance

Wonderful Period Property

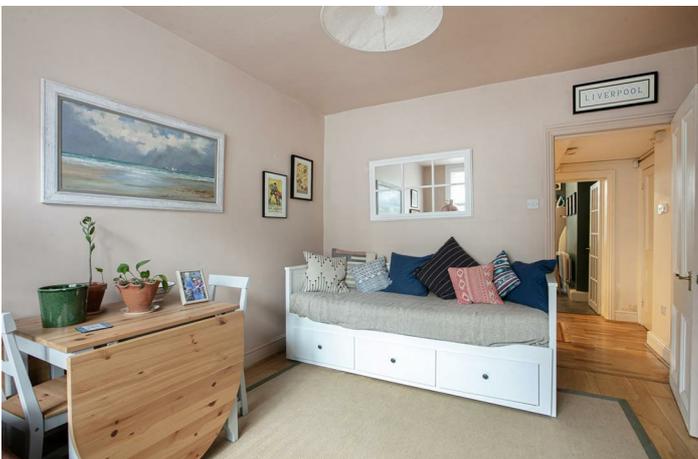
Louvered Blinds

Share of Freehold



TALFOURD ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD



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Spacious Double-Fronted Two Bed Garden Flat in Landmark Period Property.

This generous two bedroom period number sits on the lower ground floor of a uniquely commanding landmark period Peckham property. Straddling Talfourd Road and Talfourd Place, the building rises to an impressive focal point with much-loved central tower, rumoured to be a look out for its original farmer occupant to keep a check on his grazing cattle in nearby Burgess Park. The property enjoys its own private entrance, two proper double bedrooms, separate reception and kitchen/diner and a modern bathroom. Talfourd Road enjoys a friendly atmosphere with summer street parties and even a monthly street closure for children's play. Sitting within a pleasurable 10-minute ramble of bountiful Bellenden Village, it offers easy access to a seemingly endless list of bars, shops and pubs. Camberwell and its ever-growing list of social attractions is easily reached on foot too. Transport is a cinch with Peckham Rye Station a seven-minute stroll for swift, regular services to London Bridge, Victoria, Elephant and Castle, Blackfriars, Farringdon, Shoreditch and plenty more besides.

Enter on the lower level through a private door, through which you meet a well-appointed rectangular hallway. The reception room is first on your left with a comfortable bright vibe and louvered blinds. On the far side of the hall you meet the first of your double bedrooms which shares the same aspect and reassuring proportions. Floor to ceiling sage bespoke storage units will keep things neat and tidy. The second double, currently used as a large study, comes further along the hall. It's a versatile and generous space with earthy wall tones. The kitchen/diner boasts dark teal walls, modern cabinets, solid wooden counters, four ring gas hob and oven. The washing machine is integrated and there's plenty of dining space. Garden access is offered from here. It's a peaceful, private space which will host a substantial summer gathering.

For coffee, croissants, books, antiques, flowers and dry-cleaning services, go no further than Bellenden Village (a 10-minute walk). We love Petitou, The Victoria Inn, Ganapati and The Begging Bowl. The much loved Toad bakery is even closer. The South London Gallery Café is great for impressing visitors with! Rye Lane is tantalisingly close for any amount of culture. The Bussey Building has some fab rooftop bars and even a cinema! The highly considered Villa Nursery is as close - now that's an easy morning drop off! The area has easy access to Peckham Rye (zone 2 and a brisk 5-minute walk) and Denmark Hill stations (also zone 2 and about a 12-minute walk away) for services to London Bridge, Victoria and Blackfriars. The London Overground whizzes you to Clapham, Shoreditch and Canada Water for the Jubilee Line. A whole variety of buses run into town along Peckham Road, just five minutes away. The wide-open green spaces of Peckham Rye Park are also within easy reach. Even closer is the very lovely Warwick Gardens. It's a fine spot for a read of the papers.

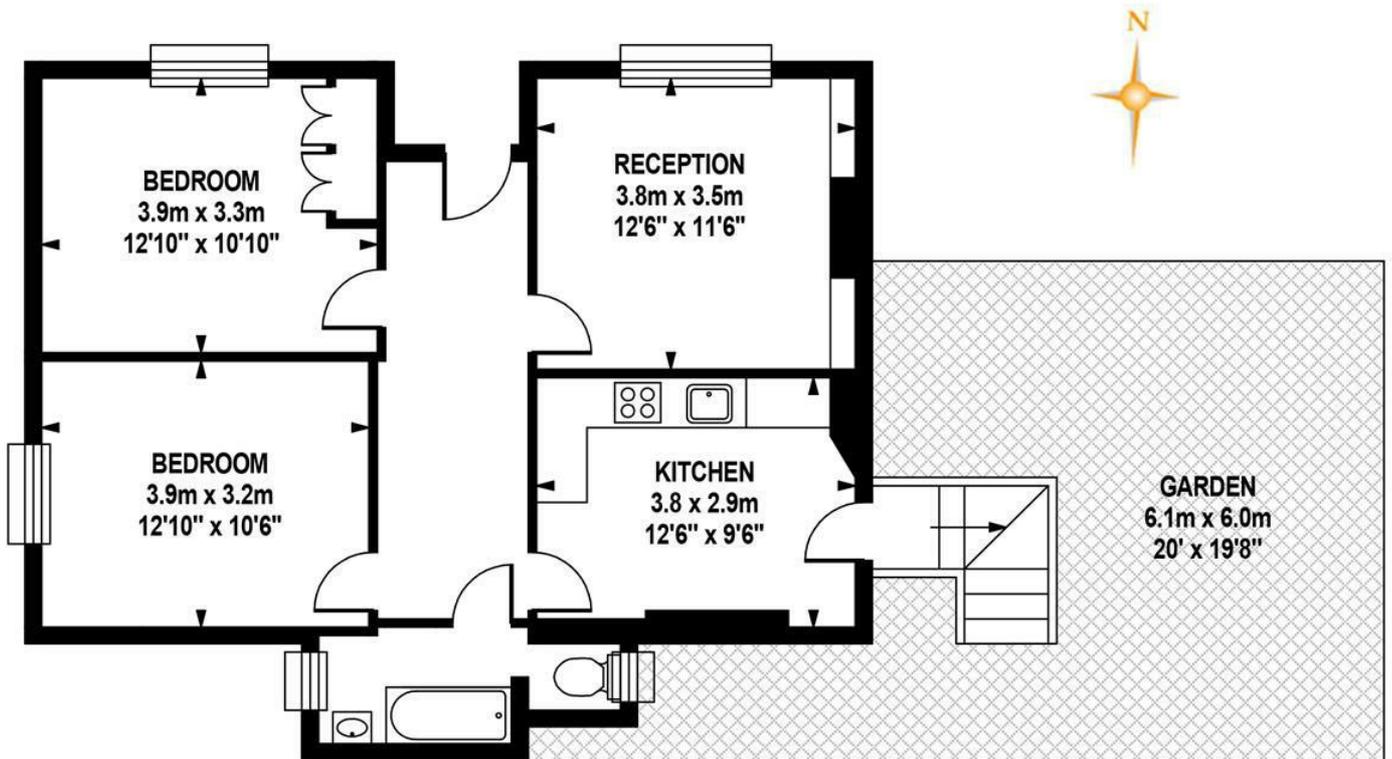
Tenure: Share of Freehold

Lease Length: 968 years

Council Tax Band: C

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LEASEHOLD - SHARE OF FREEHOLD



LOWER GROUND FLOOR

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 66.42sq m / 715 sq ft
Measurements for guidance only / not to scale

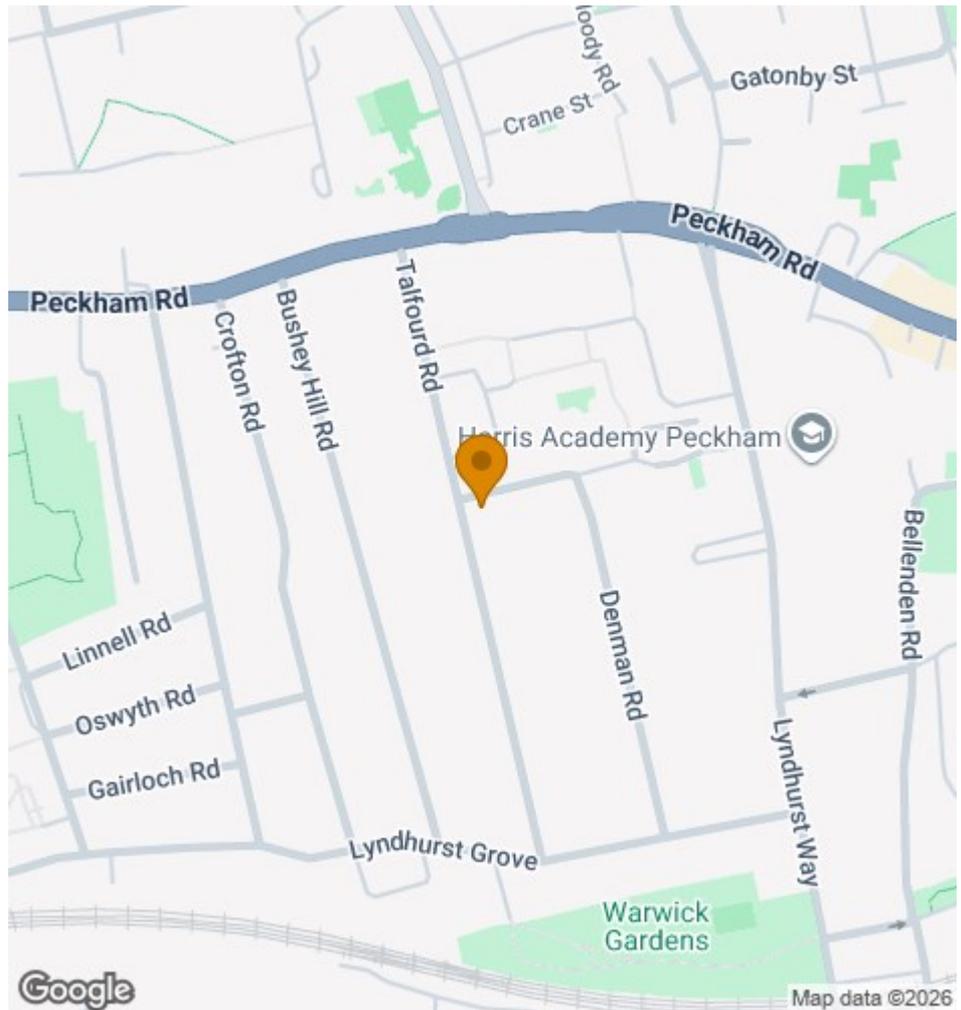
TALFOURD ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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